136.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,023,100 / 1,023,100
					USE VALUE:	1,023,100 / 1,023,100
					ASSESSED:	1,023,100 / 1,023,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURT JONATHAN G & LAUREN
Owner 2:	
Owner 3:	
Street 1:	56 BRANTWOOD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Wood Shingle Exterior and 2144 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8320.000	420,500		602,600	1,023,100
Total Card	0.191	420,500		602,600	1,023,100
Total Parcel	0.191	420,500		602,600	1,023,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.19 | /Parcel: 477.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 87177

GIS Ref

GIS Ref

Insp Date 09/28/17

!10538!

PREVIOUS ASSESSMENT

Parcel ID 136.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	420,500	0	8,320.	602,600	1,023,100		Year end	12/23/2021
2021	101	FV	407,600	0	8,320.	602,600	1,010,200		Year End Roll	12/10/2020
2020	101	FV	407,500	0	8,320.	602,600	1,010,100	1,010,100	Year End Roll	12/18/2019
2019	101	FV	308,300	0	8,320.	636,100	944,400	944,400	Year End Roll	1/3/2019
2018	101	FV	308,300	0	8,320.	468,700	777,000	777,000	Year End Roll	12/20/2017
2017	101	FV	315,600	0	8,320.	448,600	764,200	764,200	Year End Roll	1/3/2017
2016	101	FV	315,600	0	8,320.	415,200	730,800	730,800	Year End	1/4/2016
2015	101	FV	308,100	0	8,320.	348,200	656,300	656,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:53:06

LAST REV

Date	Time
11/06/17	09:39:27
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10538

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19681-451		3/1/1989		187,000	No	No		A

USER DEFINED

Prior Id # 1:	87177
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2006	287	Manual	4,000					12 x 14 shes

ACTIVITY INFORMATION

Date	Result	By	Name
9/28/2017	Inspected	PH	Patrick H
8/29/2017	TTL REFUSAL	HS	Hanne S
3/14/2009	Inspected	345	PATRIOT
2/5/2009	Measured	372	PATRIOT
4/25/2000	Inspected	264	PATRIOT
11/4/1999	Measured	266	PATRIOT
7/31/1992		JT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8320		Sq. Ft.	Site		0	90.	0.80	10									602,642						602,600	

Total AC/HA:	0.19100	Total SF/SM:	8320	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	602,642	Spl Credit		Total:	602,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16030312
Const Adj.:	1.01686859
Adj $ / SQ:	153.384
Other Features:	85550
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	516529
Depreciation:	96074
Depreciated Total:	420454

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

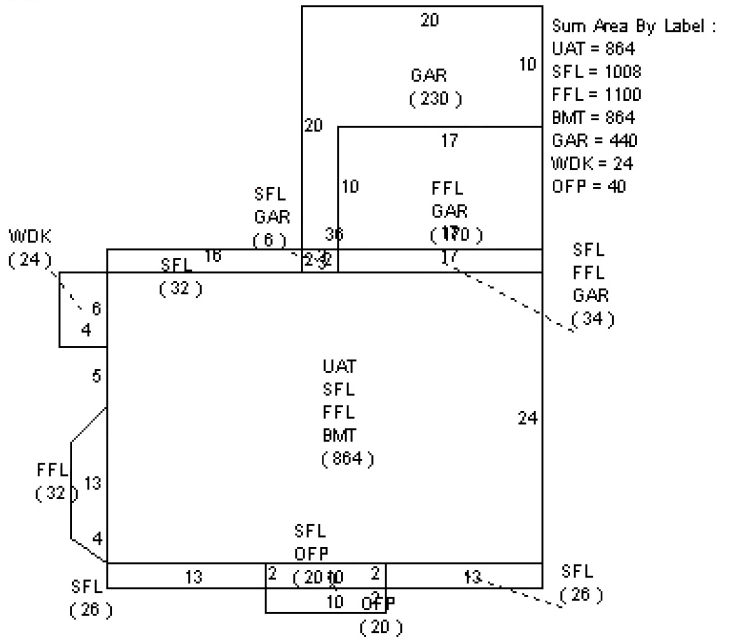
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	168.72
Special Features:	0	Val/Su Net:	115.46
Final Total:	420500	Val/Su SzAd	204.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,100	153.380	168,722
SFL	Second Floor	958	153.380	146,880
BMT	Basement	864	46.020	39,757
GAR	Garage	440	21.030	9,254
UAT	Upper Attic	216	79.760	17,228
OFP	Open Porch	40	44.740	1,790
WDK	Deck	24	16.270	390

	Net Sketched Area:	3,642		Total:	384,021
Size Ad	2057.5999	Gross Area	4340	FinArea	2144

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

136.0-0002-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	13X11	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	